

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT 6D DEVELOPMENT, INC. IS THE FEE SIMPLE OWNER OF OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.439 ACRE, BOUNDED BY OUTSIDE CORNERS 1 THRU 9 TO 1 INCLUSIVE AND BEING LOTS 4, 5, AND 6, SECTION 1, B & O LAND COMPANY, FIRST DIVISION AND ALSO BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY CHARLES D. BAYS AND CAROLE B. BAYS BY DEED DATED DECEMBER 20, 1990 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA IN DEED BOOK 167, PAGE 28.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE LAND INTO LOTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 SUBDIVISION, AS AMENDED TO DATE OF THE GENERAL ORDINANCES OF THE CITY OF SALEM, VIRGINIA.

THE SAID OWNER HEREBY DEDICATES IN FEE SIMPLE TO AND VESTS IN THE CITY OF SALEM, VIRGINIA SUCH PORTIONS OF THE PREMISES AS PLATTED AS ARE ON THIS PLAT SET APART FOR STREETS. ALL OF THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER OF SAID PROPERTY, AS A CONDITION PRECEDENT TO THE APPROVAL OF THE FINAL PLAT AND RESUBDIVISION, AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREON BY THE COUNCIL, DOES ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS SUCCESSORS, DEVISEES AND ASSIGNS, SPECIFICALLY RELEASE THE CITY FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SAID OWNER, ITS SUCCESSORS, DEVISEES AND ASSIGNS MAY OR MIGHT HAVE AGAINST SAID CITY BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AND ALLEYS AS SHOWN ON THE PLAT OF LAND RESUBDIVIDED (OR SUCH CHANGED STREETS OR ALLEYS AS MAY BE AGREED UPON IN THE FUTURE) AND BYREASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS AND ALLEYS UPON PROPER GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID CITY, AND SUCH CITY SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND ALLEYS AND PROPERTY LINES THEREOF.

WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER.

Lynward A. Twine 10/11/91
LYNWARD A. TWINE, PRESIDENT DATE
6D DEVELOPMENT, INC.

STATE OF VIRGINIA

C.44 OF Salem
TO WIT:

I, Margaret G. Reynard A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT LYNWARD A. TWINE WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 11th DAY OF October, 1991.

MY COMMISSION EXPIRES:

July 24, 1992

Margaret G. Reynard
NOTARY PUBLIC

APPROVED:

Robert A. Jones 10-18-91
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION DATE

John D. Albatt 10-18-91
CITY ENGINEER, CITY OF SALEM, VIRGINIA DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:01 O'CLOCK A.M. ON THIS 12 DAY OF December, 1991.

TESTE:

CHANCE CRAWFORD
CLERK

BY: Koron W. Keefe
DEPUTY CLERK

SURVEYOR NOTE:

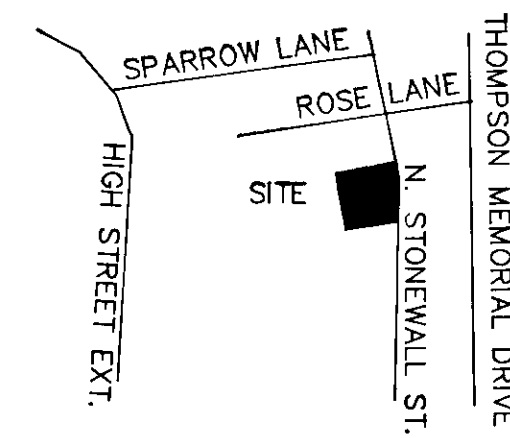
THIS BOUNDARY SURVEY IS THE RESULT OF AN OVERALL SURVEY OF B & O LAND COMPANY FOR 6D DEVELOPMENT, INC. AND OTHERS. THE DIMENSIONS FOR LOTS IN THE SECTION WERE NOT SHOWN. CERTAIN CRITICAL PROPERTY DIMENSIONS WERE THEREFORE OBTAINED BY SCALING AND FROM ADJOINING ESTABLISHED PROPERTY LINES. THE SURVEYOR WARRANTS THE LOCATION OF THE BOUNDARY OF LOTS 4, 5 & 6, SECTION 1, B & O LAND CO. FIRST DIVISION AS HIS BEST OPINION. THIS SURVEY IS SUBJECT TO A BOUNDARY AGREEMENT BETWEEN 6D DEVELOPMENT, INC. AND KYLE R. TAYLOR II ESTABLISHING THE LINE BETWEEN POINTS 6 AND 7.

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF THE FLOOD ZONE "C" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAPS. THIS DETERMINATION IS BASED ON THE SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
2. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.

SURVEY NOTES:

1. THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY AND DEED TO 6D DEVELOPMENT, INC. DATED DECEMBER 20, 1990 AND RECORDED IN D.B. 167, PG. 28.
2. IRON PINS SET AT CORNERS 1 THRU 9 INCLUSIVE.
3. REFERENCE MAPS:
 - A. B & O LAND COMPANY, FIRST DIVISION, RECORDED IN P.B. 1, PG. 37.
 - B. LOAN SURVEY FOR WILLIAM LEE PICKERAL, SR. AND CHARLENE KAY PICKERAL BY T. P. PARKER & SON, LTD. DATED 30 JULY, 1990, RECORDED IN D.B. 162, PG. 573.
4. 30' MINIMUM BUILDING LINE VARIANCE GRANTED BY THE BOARD OF ZONING APPEALS, CITY OF SALEM, SEPT., 1991.



LOCATION MAP

BOUNDARY SURVEY AND RESUBDIVISION OF
PROPERTY OF6D DEVELOPMENT, INC.

SHOWING LOT 4 AND THE REDIVISION OF LOTS 5 & 6
CREATING NEW LOT 5A (0.251 AC.), SECTION 1
B & O LAND COMPANY
FIRST DIVISION, P.B. 1, PG. 37

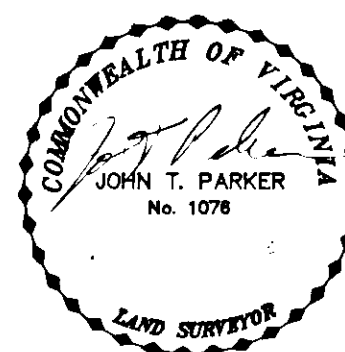
SITUATE ON STONEWALL STREET
SALEM, VIRGINIA

T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

THIS BOUNDARY SURVEY IS BASED
ON A CURRENT FIELD SURVEY.

TAX # 047-002-005, 006
CALC: LRD
DRAWN: LRD/CADD
N.B. BH-28

SCALE: 1" = 20'
DATE: JUNE 12, 1991
W.O. 91-0526



SHEET 1 OF 2

P.B. 4, PG. 81